

December 1, 2025

BSE Limited
Corporate Relationship Department
1st Floor, New Trading Ring,
Rotunda Building, P. J. Towers,
Dalal Street, Fort,
Mumbai – 400 001.
Scrip Code: 500850

National Stock Exchange of India Limited
Exchange Plaza
Bandra Kurla Complex
Bandra (E)
Mumbai 400 051
Scrip Code: INDHOTEL

Sub: Disclosures under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time (SEBI Listing Regulations)

Dear Sirs,

Further to our letter dated August 11, 2025 and pursuant to Regulation 30 of the SEBI Listing Regulations, read with Schedule III of the SEBI Listing Regulations, we wish to inform you that accession agreements have been entered into by 'Roots Corporation Limited' (**RCL**), the wholly owned subsidiary of 'The Indian Hotels Company Limited' (**IHCL**) to the following agreements, pursuant to which RCL has acquired 51% (fifty one percent) of the share capital (on a fully diluted basis) in each of ANK Hotels Private Limited (**ANK**) and Pride Hospitality Private Limited (**Pride**):

- Share Subscription and Purchase Agreement and Shareholders' Agreement, for the investment of ₹ 109.3 crores - in ANK, and
- Subscription Agreement and Shareholders' Agreement, for the investment of ₹ 81.2 crores in Pride; and

(Collectively referred to as the **Agreements**).

Pursuant to the execution of the Agreements and consequent to the fulfilment of certain conditions precedent as specified in the Agreements, RCL has acquired:

- (i) 7,432 (seven thousand four hundred and thirty-two) equity shares of face value of ₹ 10 (Rupees Ten only) each at a price of ₹ 1,47,059 (Rupees One Lakh Forty-Seven Thousand and Fifty-Nine) per share for a total consideration of ₹ 109.3 crores, thereby acquiring 51% (fifty one percent) in the share capital (on a fully diluted basis) in ANK Hotels Private Limited; and
- 1,14,490 (one lakh fourteen thousand four hundred and ninety) equity shares of face value of ₹10 each at an issue price of ₹ 7,091/- (Rupees Seven Thousand and Ninety-One) each by way of primary investment, for an aggregate consideration of ₹ 81.2crores, thereby acquiring 51% (fifty one percent) in the share capital (on a fully diluted basis) in Pride Hospitality Private Limited;

(Collectively referred to as the **Transaction**).

THE INDIAN HOTELS COMPANY LIMITED

CIN L74999MH1902PLC000183

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Regd Office: Mandlik House, Mandlik Road, Mumbai 400 001, Maharashtra, India

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Consequently, both ANK & Pride will become subsidiaries of RCL and step-down subsidiaries of IHCL

The foregoing companies have a portfolio of 140+ hotels which are operated under 'The Clarks Hotels & Resorts', primarily across India.

The brief details are attached herewith as Annexures A & B.

You are requested to kindly take the same on record.

Yours sincerely,

BEEJAL DESAI (F3320)
Executive Vice President
Corporate Affairs & Company Secretary (Group)

ANNEXURE A

Disclosures in terms of Regulation 30 of the Listing Regulations read with SEBI Circular on Continuous Disclosure Requirements concerning update on Agreement to Acquire and acquisition of Equity Shares of ANK Hotels Private Limited

Sr. No.	Particulars	Details
a)	Name of the target entity, details in brief such as size, turnover etc.	ANK Hotels Private Limited which operates and manages hotels under umbrella of 'The Clarks Hotels & Resorts'. It has a portfolio of 119 midscale hotels (with 67 hotels in operation) which operates under, inter alia, Clarks Inn, Clarks Inn Suites, Clarks Inn Premier, with a turnover of ₹ 14.32 crore in FY 2024-25 (audited).
b)	Whether the acquisition would fall within related party transaction (s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at "arms' length".	No The Transaction will not fall within related party transactions. The Promoter / Promoter Group / group companies do not have any interest in the entity being acquired.
c)	The industry to which the entity being acquired belongs.	Hospitality
d)	Objects and effects of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity).	The Transaction aim to address India's heterogenous market landscape and provide deeper geographical penetration across India in the midscale segment while continuing to pursue its asset light growth strategy. The acquisition of 51% share capital in ANK Hotels Private Limited will add a portfolio of 119 midscale hotels (with 67 hotels in operation), to IHCL and its affiliates' portfolio

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Sr. No.	Particulars	Details								
e)	Brief details of any governmental or regulatory approvals required for the acquisition.	N/A								
f)	Indicative time period for completion of the acquisition.	December 1, 2025.								
g)	Nature of consideration (whether cash consideration or share swap and details of the same).	Cash Consideration								
h)	Cost of acquisition and/or the price at which the shares are acquired.	Cost of Acquisition: ₹ 109.3 crores								
i)	Percentage of shareholding / control acquired and / or number of shares acquired.	RCL has acquired 51% shareholding in ANK Hotels Private Limited.								
j)	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief).	<div>ANK Hotels Private Limited, established in 1996, is a private limited company having its registered office in Lucknow. It is focused on the hospitality sector, particularly hotels and resorts.</div> <table><tr><th>Year</th><th>Turnover (in ₹ crore)</th></tr><tr><td>FY 2024-25</td><td>14.32</td></tr><tr><td>FY 2023-24</td><td>13.88</td></tr><tr><td>FY 2022-23</td><td>12.01</td></tr></table> <div>Country in which the acquired entity has presence: India & Sri Lanka</div>	Year	Turnover (in ₹ crore)	FY 2024-25	14.32	FY 2023-24	13.88	FY 2022-23	12.01
Year	Turnover (in ₹ crore)									
FY 2024-25	14.32									
FY 2023-24	13.88									
FY 2022-23	12.01									

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ANNEXURE B

Disclosures in terms of Regulation 30 of the Listing Regulations read with SEBI Circular on Continuous Disclosure Requirements concerning update on Agreement to Acquire and acquisition of Equity Shares of Pride Hospitality Private Limited

Sr. No.	Particulars	Details
a)	Name of the target entity, details in brief such as size, turnover etc.	<p>Pride Hospitality Private Limited which operates and manages hotels under umbrella of The Clarks Hotels & Resorts</p> <p>It has a portfolio of 28 midscale hotels (with 14 hotels in operations) which operates under, inter alia, Clarks Safari, Clarks Collection, Clarks Resort, with a turnover of ₹ 19.0 crores in FY 2024-25 (audited).</p>
b)	Whether the acquisition would fall within related party transaction (s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at “arms’ length”.	<p>No</p> <p>The Transaction will not fall within related party transactions.</p> <p>The Promoter / Promoter Group / group companies do not have any interest in the entity being acquired.</p>
c)	The industry to which the entity being acquired belongs.	Hospitality
d)	Objects and effects of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity).	<p>The Transaction aim to address India’s heterogenous market landscape and provide deeper geographical penetration across India in the midscale segment while continuing to pursue its asset light growth strategy.</p> <p>The acquisition of 51% share capital in Pride Hospitality Private Limited will add a portfolio of 28 midscale hotels (with 14 hotels in operation), to IHCL and its affiliates’ portfolio</p>

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Sr. No.	Particulars	Details								
e)	Brief details of any governmental or regulatory approvals required for the acquisition.	N/A								
f)	Indicative time period for completion of the acquisition.	December 1, 2025.								
g)	Nature of consideration (whether cash consideration or share swap and details of the same).	Cash Consideration								
h)	Cost of acquisition and/or the price at which the shares are acquired.	Cost of Acquisition: ₹ 81.2 crores								
i)	Percentage of shareholding / control acquired and / or number of shares acquired.	RCL has acquired 51% shareholding in Pride Hospitality Private Limited.								
j)	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief).	<div>Pride Hospitality Private Limited, established in 2005, is a private limited company having its registered office in Jaipur. It is focused on the hospitality sector, particularly hotels and resorts.</div> <table><tr><th>Year</th><th>Turnover (₹ crore)</th></tr><tr><td>FY 2024-25</td><td>19.00</td></tr><tr><td>FY 2023-24</td><td>17.72</td></tr><tr><td>FY 2022-23</td><td>12.90</td></tr></table> <div>Country in which the acquired entity has presence: India</div>	Year	Turnover (₹ crore)	FY 2024-25	19.00	FY 2023-24	17.72	FY 2022-23	12.90
Year	Turnover (₹ crore)									
FY 2024-25	19.00									
FY 2023-24	17.72									
FY 2022-23	12.90									

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